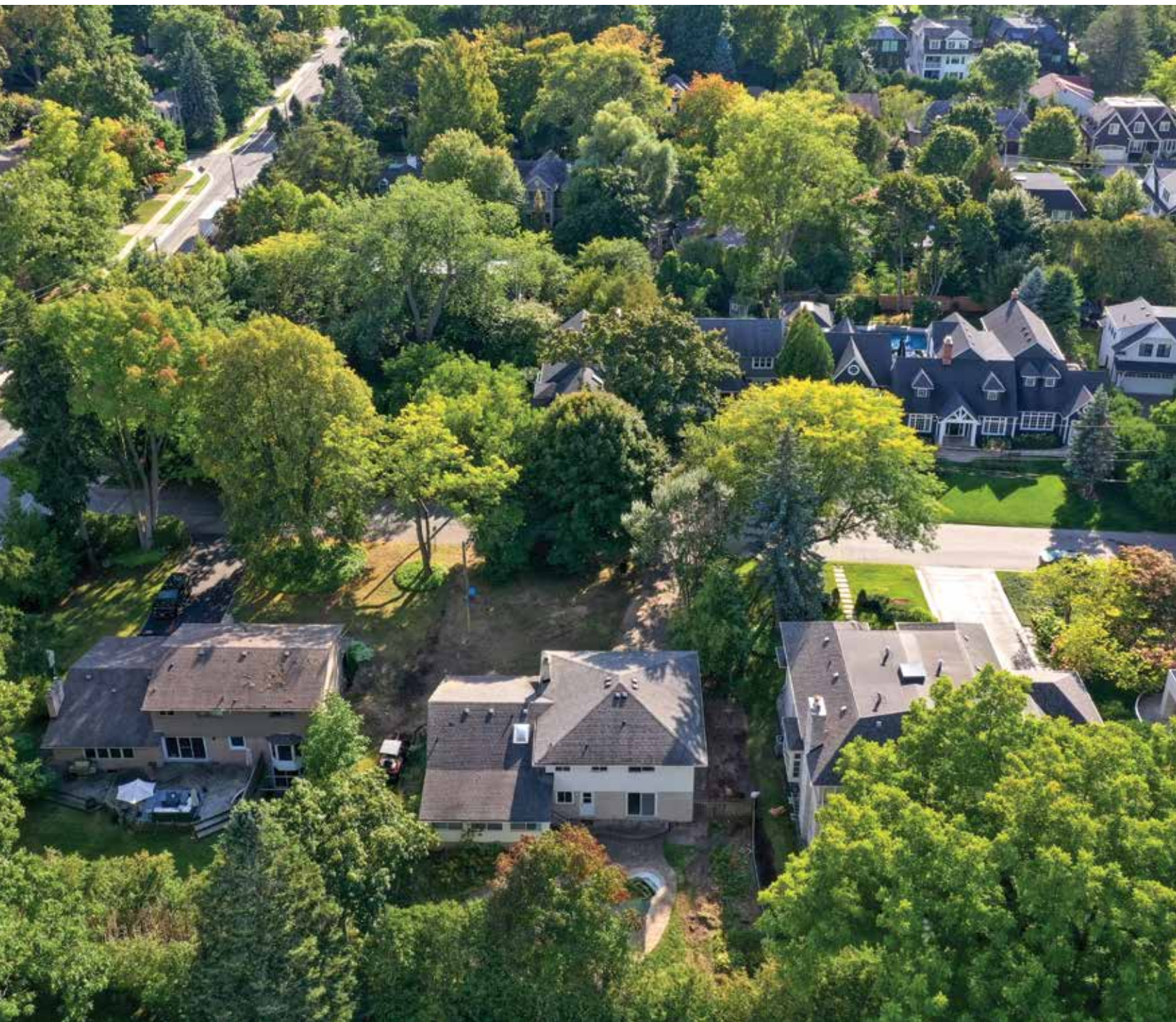




**GoodaleMillerTeam**  
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



111 Gloucester Avenue | Oakville









# BUILDING LOT WITH APPROVALS IN PLACE IN OLD OAKVILLE

Set on a 75' x 125' lot in one of Oakville's most coveted pockets, this property offers a unique combination of current livability and future potential. Committee of Adjustment approvals are already in place, with full architectural plans for a 3,816 sq. ft. above-grade custom residence, complemented by a 1,937 sq. ft. lower level - an ideal canvas for those looking to build a home without the uncertainty of starting from scratch.

The existing home is in good condition and has recently benefited from a thoughtful \$30,000 mini-facelift, making it perfectly serviceable in the interim while planning your build should you not wish to use the plans already in place. This makes the property attractive both as a future project and as a holding opportunity in Oakville's highly desirable Old Oakville community.

Location is paramount, and Gloucester Avenue delivers. Just steps from downtown Oakville's vibrant shops, restaurants, and the shores of Lake Ontario, this address also falls within the sought-after New Central School catchment and is walking distance to many of the area's premiere private schools. Few neighbourhoods combine this level of walkability, school access, and established charm.

With approvals and plans already in place, and a location that ranks among Oakville's finest, this is a chance to bring your vision to life. 111 Gloucester Avenue offers the perfect foundation for a dream home in the heart of Old Oakville.





FRONT ELEVATION & AERIAL VIEW



LARGE 75' X 125' LOT





REAR YARD



LIVING ROOM & DINING ROOM





KITCHEN & BREAKFAST AREA

BREAKFAST AREA & FAMILY ROOM





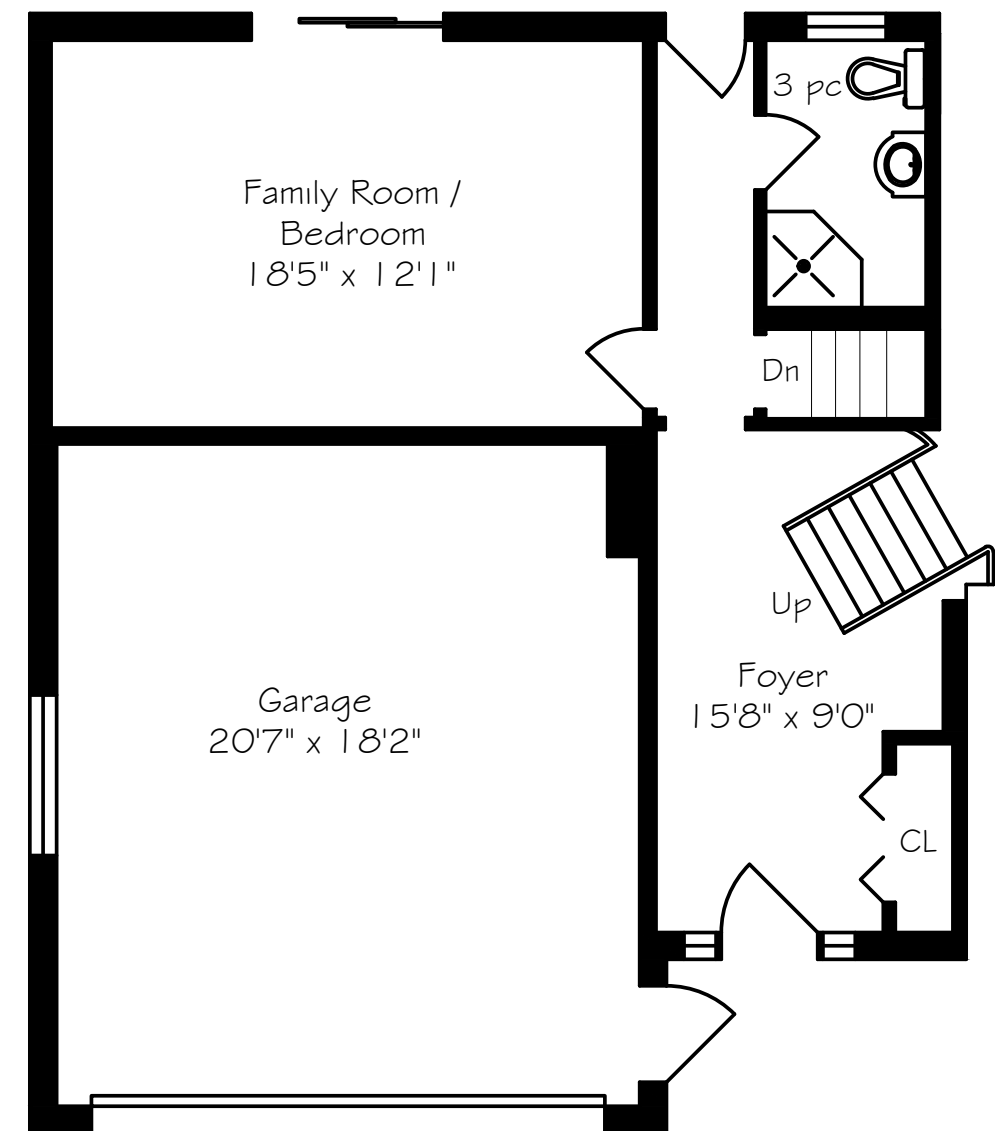
PRIMARY BEDROOM & ENSUITE

SECOND BEDROOM & THIRD BEDROOM



MAIN BATHROOM & POWDER ROOM

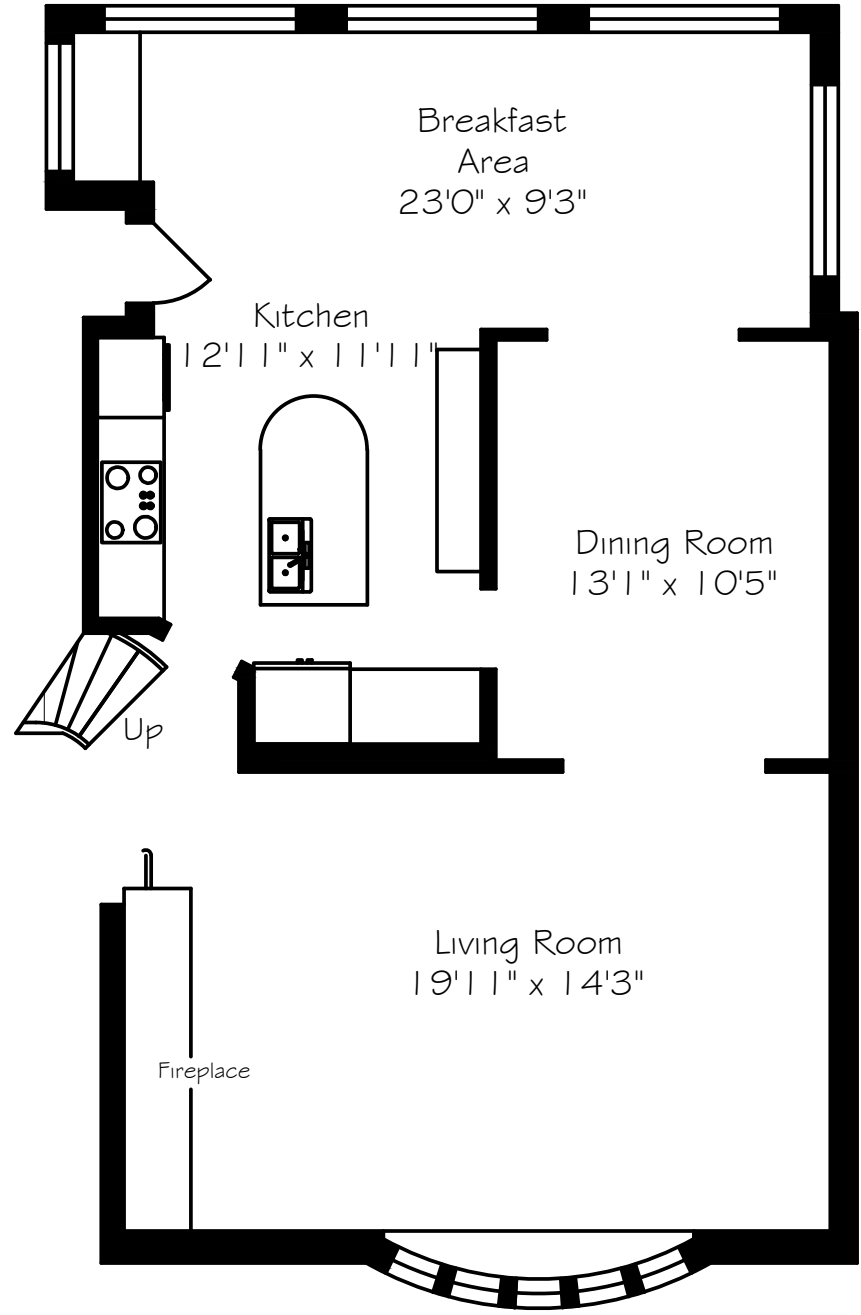
## MAIN LEVEL FLOOR PLAN



Main Floor  
538 Square Feet  
+ 408 Garage



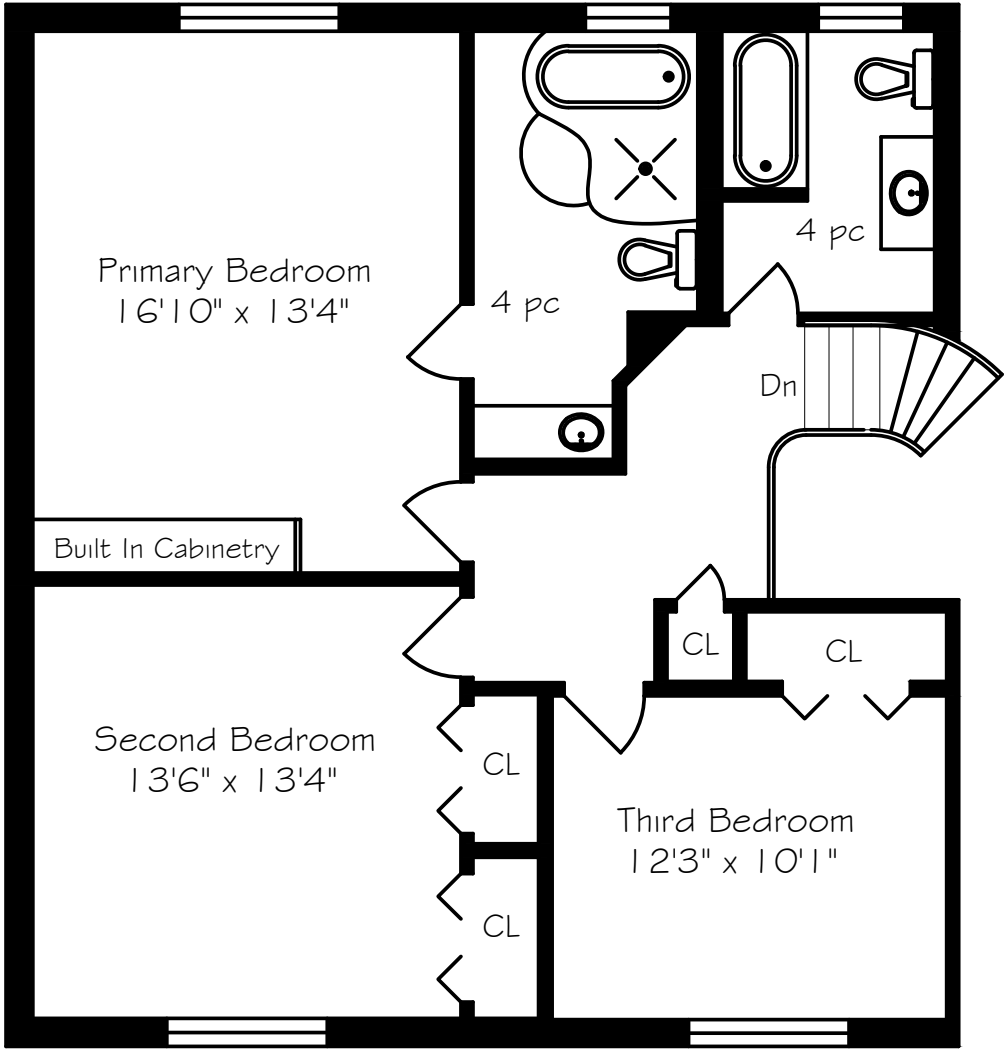
SECOND LEVEL FLOOR PLAN



Second Level  
934 Square Feet

\*Room sizes should be considered approximate since measurements are subject to certification.

THIRD LEVEL FLOOR PLAN

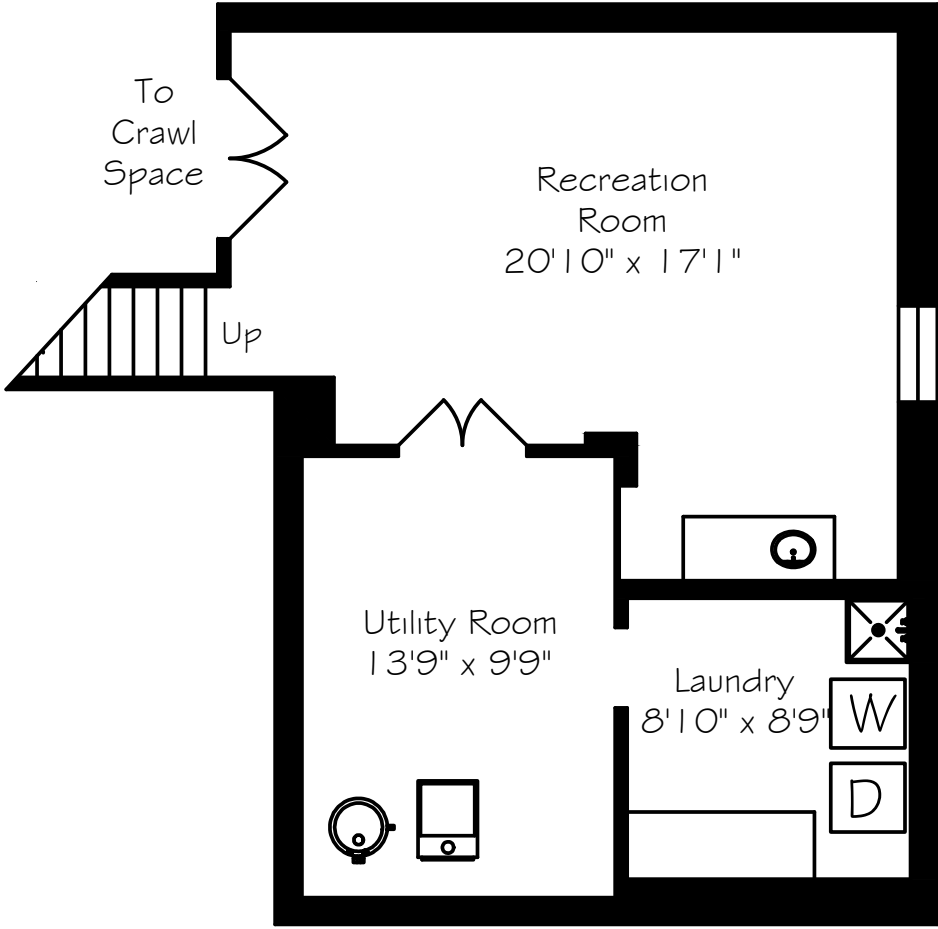


Third Level  
962 Square Feet

\*Room sizes should be considered approximate since measurements are subject to certification.

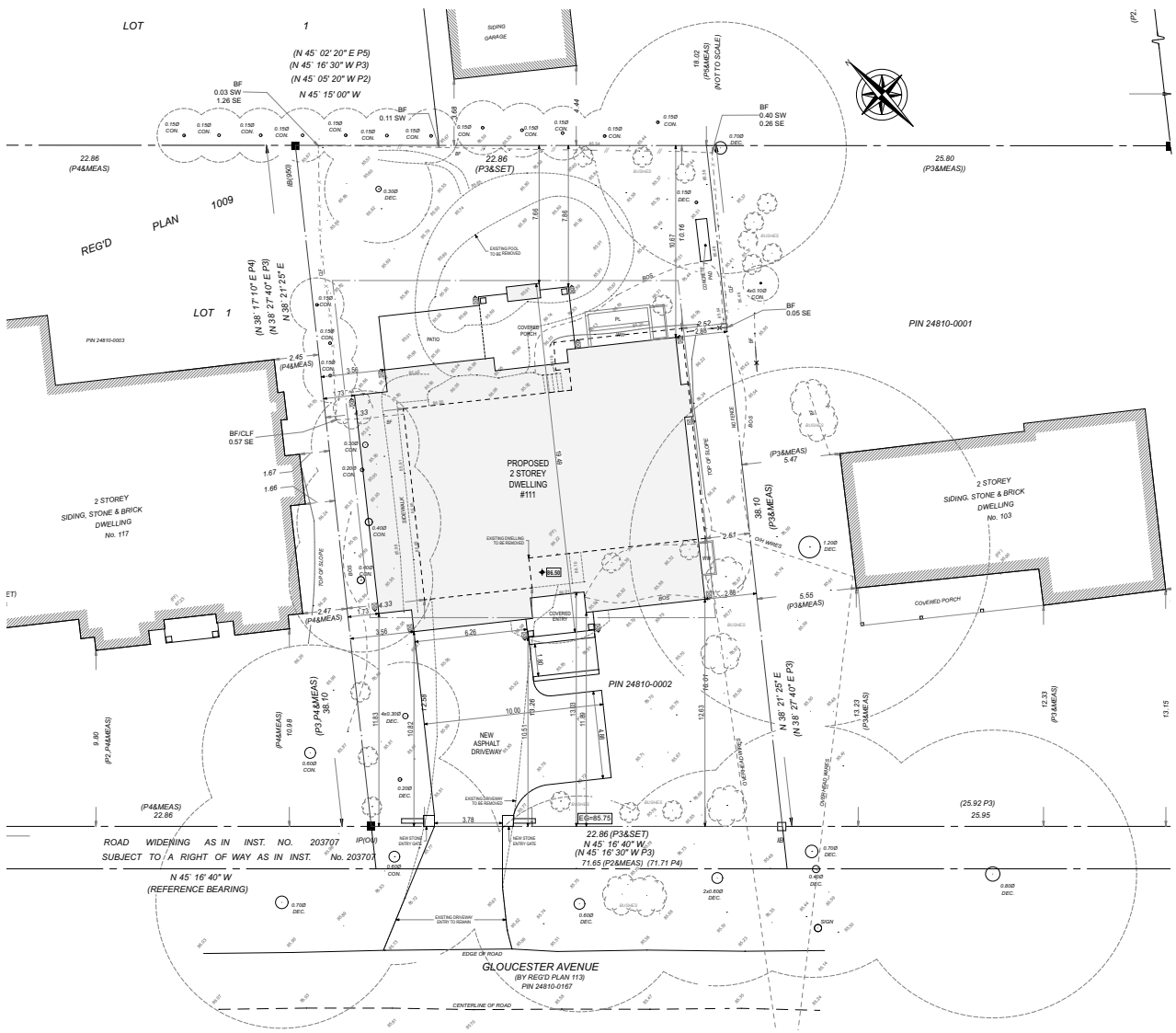


LOWER LEVEL FLOOR PLAN



Lower Level  
614 Square Feet

SURVEY



LISTING INFORMATION  
111 GLOUCESTER AVENUE, OAKVILLE

**Possession:** To be arranged  
**Lot Size:** 75.13' x 125.21' x 75.13' x 125.21'  
**Square Footage:** 2,434 sq ft above grade  
**Total Square Footage:** 3,048 sq ft  
**Deposit:** 5%  
**Taxes:** \$10,575 / 2025  
**Legal Description:** PT LT 1, PL 1009,  
AS IN 442090  
**Listing Agents:** Brad Miller & Kieran McCourt

\*Room sizes should be considered approximate since measurements are subject to certification.





**GoodaleMillerTeam**  
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE

905-338-2121 | **GoodaleMillerTeam.com**

9-209 Speers Rd, Oakville, ON L6K 0H5

**Follow us on**



**#1 Team Globally for Century 21 for the last 5 consecutive years**

**#1 Team in Canada for Century 21 for 21 consecutive years**